



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



INITIAL ZONING MAP CHANGE REPORT

Meeting Date: September 17, 2012

Table A. Summary			
Application Summary			
Case Number	Z1200013A	Jurisdiction	City
Applicant	City of Durham	Annexation Effective Date	September 30, 2012
Reference Name	Montclair Initial	Site Acreage	20.901
Location	8002 Farrington Mill Road, south of Barbee Chapel Road		
PIN(s)	0707-01-27-6476, -3502		
Request			
Proposed Zoning	Residential Rural (RR) – City Jurisdiction	Existing Zoning	Residential Rural (RR) – County Jurisdiction
Site Characteristics			
Development Tier	Suburban	Land Use Designation	Low Density Residential (4 DU/Ac or less)
Overlays	F/J-B (partial), F/J-A(partial)	Drainage Basin	Jordan Lake
River Basin	Cape Fear	Stream Basin	Little Creek
Determination/Recommendation/Comments			
Staff	Approval		
Planning Commission	Approval, per attached resolution adopted by the Planning Commission on December 13, 2005.		

**A. Summary**

This is the initial zoning of property newly annexed into the City, effective September 30, 2012 (Case FY2012-02). A direct translation from County to City zoning is proposed. This site is 20.901 acres of vacant property with frontage along Farrington Mill Road and Barbee Road. The F/J-A portion of this subject property is only within existing public right-of-way along Farrington Mill Road.

A request to change the RR designation of the property to Planned Development Residential 2.450 (PDR 2.450) for 47 single-family residential units was submitted in June 11, 2012, Case Z1200013. This case is still under review by staff.

**B. Statutory Requirements**

State Statutes (General Statute 160A-360) require that a municipality annexing land place its zoning designation on the property within 60 days of the effective date of the annexation.

**C. Staff Analysis**

The zoning involves the translation of identical zoning from the County jurisdiction to the City jurisdiction. There are no differences in uses, or in the regulations governing those uses under the Unified Development Ordinance, between the City and County jurisdictions.

The site is located in the Suburban Tier and the current zoning in the County is RR. If approved, RR development in the City's jurisdiction will have to meet the same requirements.

**D. Notification**

Staff certifies that newspaper advertisements, letters to property owners within 100 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Friends of Durham
- Unity in the Community for Progress
- Fayetteville Street Planning Group
- Jordan Lake Resource Management
- Downing Creek

**E. Recommendations**

Staff recommends approval of this initial zoning from RR; F/J-B (partial), F/J-A (partial) (County jurisdiction) to RR; F/J-B (partial), F/J-A (partial) (City jurisdiction).

Planning Commission recommends approval, per the resolution adopted by the Commission on December 13, 2005 and attached (Attachment 3) to this staff report.

**F. Staff Contact**

Amy Wolff, Senior Planner, 560-4137 ext 28235 [amy.wolff@durhamnc.gov](mailto:amy.wolff@durhamnc.gov)

**G. Attachments**

1. Context Map
2. Aerial Photo
3. Resolution of the Durham City-County Planning Commission
4. Ordinance Form